

# Cameron Village & Hillsborough Street

**DRAFT** Small Area Plans

6 FEBRUARY 2018

# DRAFT COMPROMISE PLAN

**NOTES:**

1. CHANGES ARE HIGHLIGHTED IN GREEN.
2. CONSIDER LABELING EXISTING ZONING AS SHOWN FOR CONTEXT.
3. FOR CONSISTENCY, CONSIDER AMENDING MAP SO THAT BUILDING FOOTPRINTS SHOWN IN RIGHT 1/3 OF THE MAP ARE EITHER SHOWN THROUGHTOUT OR NOT AT ALL.

## ZONING POLICY GUIDANCE

**New Policy Guidance**

## Residential Districts

4 6 10 Residential (R-)

### Mixed-Use Districts

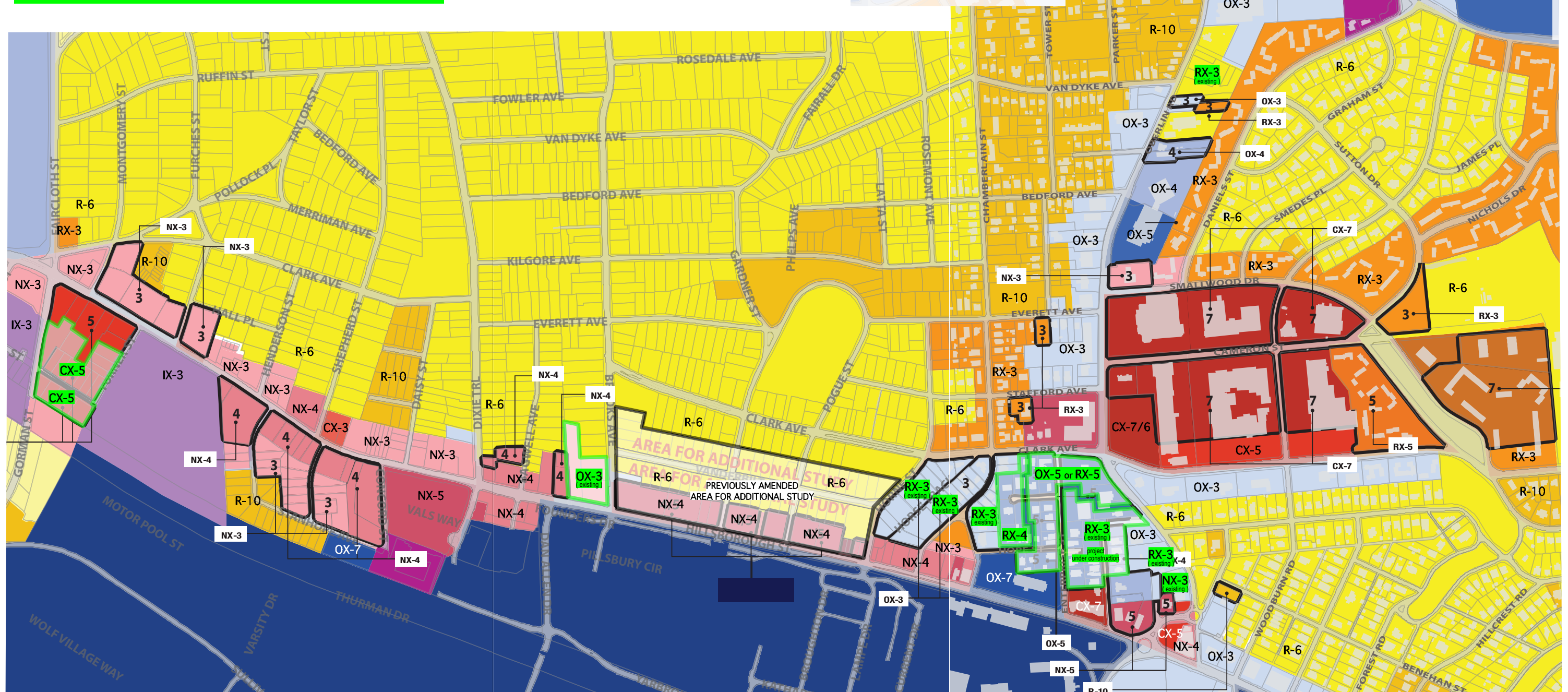
345 7 Residential Mixed-Use(RX-)

345712 Office Mixed-Use (OX-)

3457 Neighborhood Mixed-Use (NX-)

345 7 Commercial Mixed-Use (CX-)

### 3 Industrial Mixed-Use (IX-)



The map displays various zoning districts in the City of Portland. Key features include:

- Existing Districts:** RX-3 (existing), RX-4, NX-3, NX-4, OX-3, OX-5, OX-7, CX-5, CX-7, R-6.
- Project Under Construction:** OX-5 or RX-5.
- New District:** OX-3.
- Geographic Features:** Clark Ave, Horseback Rd, and a river.

Map 1: Cameron Village		Current Zoning/Use	Spring 2015 Survey Moderate Growth Scenario	June 2017 Policy Guidance	Feb 2018 Compromise changes from 2017
1	Annapolis Drive & Oberlin Road	OX-3/office	OX-3	OX-5	OX-5
2	Wade Avenue & Daniels Street (NW corner)	Planned Development (PD)/5-story office	OX-3	No guidance.	no change from 2015
3	Oberlin Road & Mayview Road (west side)	OX-3-PL-CU (Z-4-16)/single family adapted for office	R-10	No guidance.	no change from 2015
4	Oberlin Road & Glover Lane (SE corner)	RX-3-CU (Z-36-14)/under construction	R-10	No guidance.	<b>RX-3 under const.</b>
5	Oberlin Road & Roberts Street (east side)	OX-3/Graves House & 1-story office	OX-3	OX-4	OX-4
6	Oberlin Road & Bedford Street (east side)	OX-4-UL/4-story office; OX-5-UG-CU (Z-35-12)/5-story residential;	OX-3; RX-5	No guidance.	no change from 2015
7	Oberlin Road & Smallwood Drive (NE corner)	OX-3/bank	OX-3	NX-3	NX-3
8	Smallwood Drive & Daniels Street (NW corner)	NX-3-CU/commercial, office	RX-3	No guidance.	no change from 2015
9	2301 Everett Avenue	OX-3/vacant	RX-3	RX-3	no change from 2015
10	2305 Stafford Avenue	OX-3/medical	RX-3	RX-3	no change from 2015
11	Cameron Village Shopping Center	CX-5/mixed use	CX-5	CX-7	CX-7 (with Clark Ave transition)
12	Smallwood Drive & Nichols Drive (east corner)	R-6/surface parking	R-10	RX-3	RX-3
13	Raleigh Apartments	RX-3/residential	RX-3	RX-7	RX-7 (with Peace St transition)
14	Bellwood Condominiums	RX-3/residential	RX-3	RX-5	RX-5
Map 2: South of Clark Avenue		Current Zoning/Use	Spring 2015 Survey Moderate Growth Scenario	June 2017 Policy Guidance	
15	Block of Clark Avenue, Horne Street, and Hillsborough Street, and Maiden Lane, excluding Hillsborough frontage and Oberlin Road frontage from 213 south	OX-3, OX-3-GR/office; RX-3, RX-3-GR/residential	R-10, RX-3	OX-5	<b>R-10. RX-3, OX-4, OX-5, RX-5 (See Feb 2018 Compromise Plan)</b>
16	213 Oberlin Road	RX-3/residential	OX-3 (O&I-1)	No guidance.	no change from 2015
17	Maiden Lane (east side, excluding Hillsborough Street frontage)	OX-3, RX-3/residential, parking	R-10	OX-4	<b>RX-3 under const.</b>
18	Hillsborough Street frontage between Ferndell Lane and Maiden Lane	NX-4-UG/commercial, office	NX-3	NX-5	NX-5
19	130 Groveland Avenue	OX-3/parking	R-10	R-10	no change from 2015
20	105 Oberlin Road, 1900 Hillsborough Street	NX-4-GR/commercial; CX-5-CU (Z-31-14)/commercial	NX-3	No guidance.	no change from 2015
Map 3: West of Brooks Avenue		Current Zoning/Use	Spring 2015 Survey Moderate Growth Scenario	June 2017 Policy Guidance	
21	2 Dixie Trail, 9 Bagwell Avenue	NX-3/retail; R-6/parking	NX-4	NX-4	no change from 2015
22	Block of Hillsborough Street, Concord Street, Stanhope Avenue, and Rosemary Street	NX-5-UL-CU (Z-16-17)/mixed use; NX-3-UG/residential, OX-3/tower, residential	CX-4, CX-3	NX-4, NX-3	no change from 2015
23	Block of Hillsborough Street Rosemary Street, Stanhope Avenue	NX-3-UG, IX-3, OX-3, R-10/retail, residential, high industrial	CX-4, CX-3, OX-3, R-10	NX-4, NX-3, R-10	NX-4, NX-3, R-10 (less than 2015)
24	Block of Hillsborough Street, Turner Street, Gorman Street	NX-3-UL/commercial, residential	CX-4, CX-3	CX-5, CX-7	<b>CX-5</b>
25	Hillsborough Street between Furches and Montgomery streets	OX-3-UG/office, residential	NX-4	NX-3	NX-3 (less than 2015)
26	Gorman Street and Hillsborough Street (northwest corner)	NX-3-UL/commercial	NX-4	No guidance.	no change from 2015

NOTE: Change not included in this list: NX-3 parcels just west of Brooks should be OX-3.